

DULNESS RETURNS TO REALTY MARKET

Trading in Tenements Feature of Business—Lack of Money Notable.

ACTIVE COUNTRY TRADING

Business which came over the real estate market about ten days ago continued yesterday, brokers having nothing to report of more than passing interest. There were comparatively few properties sold or leased and most of those which found buyers were small apartments which required the exchange of little cash. Money still seems to be the stumbling block for real estate, though it is reported that several big lenders are in the market to make loans on well located property up to a valuation of 60 per cent. at a 7 per cent.

Builders and operators have become more active in obtaining loans for almost the entire cost of operations that they look upon present conditions with misgivings, many being unable to obtain loans until lenders become more liberal.

While the local market is experiencing a season the suburban area is enjoying a boom like the one which has not been seen in many years. Every day brings reports of sales of small country estates and country estates purchased by New Yorkers, many of them being ones which have made great sums out of the war. The market is being profitable by the European war. Yesterday was no exception. Good sized sales were reported from most of the surrounding area.

BUILDER BUYS 167TH ST. SITE.

WEST 167TH STREET—The Terborgh Construction Company, 144 Landmark building, has bought a 150,000 sq. ft. lot on West 167th street, between Amsterdam and Audubon avenues, in exchange for a 100,000 sq. ft. lot on East 141st street, near Third avenue. The latter property last month from the Italian Stevens Bank.

DEMAND RUNS TO FLATS.

CHARLES STREET—Samuel Lipman has sold a flat on Charles street, between 21st and 22nd streets, for \$15,000. The property is a three-story building, with a five-story tenement, on plot 263.

EAST 157TH STREET—H. L. Phelps has sold for Anna Jones 421 and 423 East 157th street, a five-story modern apartment house, on plot 608.

WEST 147TH STREET—The Terborgh Construction Company, 144 Landmark building, has bought a 150,000 sq. ft. lot on West 147th street, between Amsterdam and Audubon avenues, in exchange for a 100,000 sq. ft. lot on East 141st street, near Third avenue. The latter property last month from the Italian Stevens Bank.

323-000 RENT FOR LE MARQUIS.

David H. and William J. Knott, who conduct the Holly and Knott, and other hotels in the Washington Square section, have leased the twelve-story Le Marquis Hotel, at 12 to 16 West Thirty-first street, for a term of ten years, purchased by Elizabeth M. Anderson. The lease is for a period of ten years at an annual rental of \$35,000.

ALLAN RYAN RENTS DWELLING.

Allan A. Ryan, who recently sold his home in the Washington Square section, and East Kingsbridge road, two-story double flat, each on plot 404.

WILLS AVENUE—H. L. Phelps has sold for Nicholas Williams, a five-story modern apartment house, on plot 608.

EAST 147TH STREET—A. Hummel has sold for Catherine Wynne to the Wynne Construction Company (Adelstein & Avelines) the plot 753,105 on East 147th street, between West 147th and West 148th streets, for \$15,000.

PERSPECT PARK HOUSE SALE.

J. P. Newman has sold the three-story and basement brick and stone house, on Prospect Park, between 12th and 13th streets, for \$15,000.

RIG NEW ROCHELLE THEATRE.

A corporation headed by Benjamin V. O'Connell has acquired a large plot on the site of the old New Rochelle theatre, on plot 100,000. It will be erected a two-story brick and steel playhouse and a 100,000 sq. ft. theatre building.

PLEASANTVILLE HOME COLONY.

H. M. McDowell, W. S. and A. B. Steing, comprising the Harderscrable Realty Corporation, have purchased forty lots in Pleasantville, near the Hudson river, for \$100,000.

WESTCHESTER ESTATE SALE.

The P. A. Realty Company has sold a 100-acre estate in Westchester county, near the Hudson river, for \$100,000.

HISTORIC CODLING FARM SOLD.

A 100-acre estate in Westchester county, near the Hudson river, for \$100,000.

GETTING READY FOR SUMMER.

The T. B. Ackerson Company has sold a 100-acre estate in Westchester county, near the Hudson river, for \$100,000.

MIDTOWN LOFTS IN DEMAND.

Leased During the Day. Frederick Fox & Co. have leased the store and box office, 222-12th street, between 11th and 12th streets, for \$1,000 per month.

TRANSFERS.

(With name and address of lender and attorney if attorney's name omitted, address of party first party.)

(South of Fourteenth st.)

(East of Fifth st.)

(West of Fifth st.)

(North of Fourteenth st.)

(West of Fifth st.)

(East of Fifth st.)

(West of Fifth st.)

TRANSACTIONS RECORDED.

(With name and address of lender and attorney if attorney's name omitted, address of party first party.)

(South of Fourteenth st.)

(East of Fifth st.)

(West of Fifth st.)

(North of Fourteenth st.)

(West of Fifth st.)

(East of Fifth st.)

(West of Fifth st.)

LAWYERS MTO CO to Anne C.

(With name and address of lender and attorney if attorney's name omitted, address of party first party.)

(South of Fourteenth st.)

(East of Fifth st.)

(West of Fifth st.)

(North of Fourteenth st.)

(West of Fifth st.)

(East of Fifth st.)

(West of Fifth st.)

LET FOR BUSINESS PURPOSES.

(With name and address of lender and attorney if attorney's name omitted, address of party first party.)

(South of Fourteenth st.)

(East of Fifth st.)

(West of Fifth st.)

(North of Fourteenth st.)

(West of Fifth st.)

(East of Fifth st.)

(West of Fifth st.)

THE WEATHER AND TO-MORROW.

Steamship Arrivals and Departures—Outgoing Foreign Mails—The Fire Record.

THE WEATHER.

For eastern New York and New Jersey, partly cloudy and calm; wind becoming southerly and moderate.

MINIATURE ALMANAC.

Sunrise, 7:15. Sunset, 4:55. Moonrise, 3:30. High water, 11:00. Low water, 11:00.

ARRIVED FROM NEW YORK.

St. Louis, 1:00. St. Paul, 1:00. St. Petersburg, 1:00.

SAILED FOR NEW YORK.

St. Louis, 1:00. St. Paul, 1:00. St. Petersburg, 1:00.

EUROPEAN MAILS.

The St. Paul American liner San Giorgio, sailing 10-10 for Naples, will take mail for London, Genoa, and other ports.

LONG ISLAND REAL ESTATE FOR SALE.

BEAUTIFUL HOME, 12,000 sq. ft. owner going abroad; brick and stone house, with garage, swimming pool, etc.

QUEENS REAL ESTATE FOR SALE.

House, 6 rooms and bath, every modern improvement, on 100 ft. lot.

OVERLOOKING SOUND.

House, 6 rooms and bath, every modern improvement, on 100 ft. lot.

REAL ESTATE LOANS.

WANTED—Loan \$50,000.00 for 2 years, 6 per cent. interest, on real estate.

UNRENTED APARTMENTS TO LET.

100 ft. lot, 100 ft. lot, 100 ft. lot, 100 ft. lot.

FORECLOSURE SALE.

100 ft. lot, 100 ft. lot, 100 ft. lot, 100 ft. lot.

Arms and Navy Orders.

Orders for arms and navy supplies.

Movements of Naval Vessels.

Movements of naval vessels.

U. S. Supreme Court Calendar.

U. S. Supreme Court calendar.

Court of Appeals Calendar.

Court of Appeals calendar.

PRISON MADE GOODS DEFENDED.

Bill to Bar Them From Interstate Trade Opposed.

Madness Around the Corner.

State of Socialist Leader.

KILLS SELF ON WEDDING DAY.

Madness Around the Corner.

COMMUTERS FIGHT NEW HAVEN.

Greenwich Board of Trade Acts.

MINE WORKERS HIT WILSON.

Resolutions Attack Judge and Favor Woman Suffrage.

Joint Charlotte Rate Strands.

Interstate Commerce Commission.

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